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**260-982-0238**

101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## *Two Story Home with 2-Car Attached Garage!*

This property will be offered at Online Only Auction on Wednesday, November 30, 2022 – Bidding begins closing out at 6:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 30, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$557.59. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Wednesday, November 30, 2022**  
**Bidding begins closing out at 6:00 pm!**

**Property Location: 7423 S. Pearl St., Kewanna, IN 46939**  
**Wayne Township • Fulton County**

**Auction Manager: John Burnau 574.376.5340**  
**<https://bidmetzger.com/auctions/>**



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

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Type notes here

Printed  
08/18/2022

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.


## 25-10-22-181-005.000-012

- General
- Bills
- Payments
- Deductions
- Assessments

### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Owner Name</b>	Thomas Eugene R 1/2 & Thomas Phyllis D 1/2 T/C Revoc Trust
<b>State Parcel Number</b>	25-10-22-181-005.000-012
<b>Property Key</b>	013-120001-02



<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM 1</b>	DOM 1	<b>Auction</b>	Yes		
<b>MLS #</b>	202245279	<b>7423 S Pearl Street</b>	<b>Kewanna</b>	<b>IN</b>	46939	<b>LP \$0</b>			
	<b>Area</b>	Fulton County	<b>Parcel ID</b>	25-10-22-181-005.000-012		<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
	<b>Sub</b>	None	<b>Cross Street</b>			<b>Bedrms</b>	3	<b>F Baths</b>	2
	<b>Township</b>	Wayne	<b>Style</b>	Two Story		<b>REO</b>	No	<b>Short Sale</b>	No
	<b>School District</b>	CASTN	<b>Elem</b>	Caston	<b>JrH</b>	Caston	<b>SrH</b> Caston		
	<b>Legal Description</b>	LOTS 15 & 16 GRASS CREEK BUCHANAN'S 553-00033-00							
<b>Directions</b>	From Hwy 17, head south on Pearl St. Property is on the east side of the road.								
<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>		<b>Zoning Description</b>			

**Remarks** Two Story Home with 2-Car Attached Garage selling via Online Only Auction on Wednesday, November 30, 2022 -- Bidding begins closing at 6 pm! This home features 3 Bedrooms & 2 Full Baths! Open Concept Kitchen & Living Room. Main Floor Laundry Room has cabinet storage & utility sink! Large Enclosed Front Porch for enjoying the outdoors year round. Nice Backyard with Mature Trees! Open House: Tuesday, November 22nd 5:30-6pm

**Agent Remarks** Online Auction: Wed. 11.30.22 6pm Open House: Tues. 11.22.22 5:30-6pm TERMS: \$5,000 down the day of the auction. Possession at closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b>	Lot 0	<b>Lot Ac/SF/Dim</b>	0.4100 / 17,990 / 180x100	<b>Lot Desc</b>	0-2.9999
<b>Above Gd Fin SqFt</b>	2,240	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0
<b>Ttl Below Gd SqFt</b>	1,120	<b>Ttl Fin SqFt</b>	2,240	<b>Year Built</b>	1968
<b>Age</b>	54	<b>New Const</b>	No	<b>Date Complete</b>	
<b>Room Dimensions</b>		<b>Baths</b>	Full Half	<b>Water</b>	WELL
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1 0	<b>Sewer</b>	Septic
<b>LR</b>	12 x 16	<b>M</b>	<b>B-Upper</b>	1 0	<b>Fuel /</b>
<b>DR</b>	10 x 10	<b>M</b>	<b>B-Blw G</b>	0 0	<b>Heating</b>
<b>FR</b>	x				<b>Cooling</b>
<b>KT</b>	12 x 12	<b>M</b>	<b>Laundry Rm</b>	Main	x
<b>BK</b>	x		<b>AMENITIES</b>	Built-in Desk, Garage Door Opener, Open Floor Plan, Porch Enclosed, Range/Oven Hook Up Gas, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up	
<b>DN</b>	x				
<b>MB</b>	10 x 12	<b>M</b>			
<b>2B</b>	12 x 12	<b>U</b>			
<b>3B</b>	12 x 14	<b>U</b>	<b>Garage</b>	2.0 / Attached / 28 x 26 / 728.00	
<b>4B</b>	x		<b>Outbuilding 1</b>	None	x
<b>5B</b>	x		<b>Outbuilding 2</b>		x
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>
<b>LF</b>	x		<b>Other Fees</b>		Not Applicable
<b>EX</b>	x		<b>Restrictions</b>		

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & John Burnau	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	11/30/2022	<b>Time</b>	6:00 PM
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Excluded Party</b>	None	<b>Assessed Value</b>	
<b>Annual Taxes</b>	\$557.59	<b>Exemptions</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2022		
<b>Possession</b>	At closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>			
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	11/1/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	1/1/2023	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:**

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

*July 18 2022*

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

*7423 S Pearl St Kenanna IN*

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>			
Clothes Dryer	<input checked="" type="checkbox"/>			
Clothes Washer	<input checked="" type="checkbox"/>			
Dishwasher		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Disposal		<input checked="" type="checkbox"/>		
Freezer			<input checked="" type="checkbox"/>	
Gas Grill			<input checked="" type="checkbox"/>	
Hood			<input checked="" type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>			
Oven			<input checked="" type="checkbox"/>	
Range			<input checked="" type="checkbox"/>	
Refrigerator	<input checked="" type="checkbox"/>			
Room Air Conditioner(s)	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>			
TV Antenna / Dish			<input checked="" type="checkbox"/>	
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>			
Burglar Alarm	<input checked="" type="checkbox"/>			
Ceiling Fan(s)	<input checked="" type="checkbox"/>			
Garage Door Opener / Controls			<input checked="" type="checkbox"/>	
Inside Telephone Wiring and Blocks / Jacks	<input checked="" type="checkbox"/>			
Intercom	<input checked="" type="checkbox"/>			
Light Fixtures			<input checked="" type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Switches and Outlets			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Vent Fan(s)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>	
Generator				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	<input checked="" type="checkbox"/>			
Septic Field / Bed			<input checked="" type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>			
Plumbing			<input checked="" type="checkbox"/>	
Aerator System	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>			
Irrigation Systems	<input checked="" type="checkbox"/>			
Water Heater / Electric			<input checked="" type="checkbox"/>	<i>New</i>
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener			<input checked="" type="checkbox"/>	
Well				
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	Yes	No	Do Not Know
Are the structures connected to a public water system?		<input checked="" type="checkbox"/>	
Are the structures connected to a public sewer system?		<input checked="" type="checkbox"/>	
Are there any additions that may require improvements to the sewage disposal system?		<input checked="" type="checkbox"/>	
If yes, have the improvements been completed on the sewage disposal system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community water system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community sewer system?		<input checked="" type="checkbox"/>	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan			<input checked="" type="checkbox"/>	
Central Air Conditioning			<input checked="" type="checkbox"/>	
Hot Water Heat			<input checked="" type="checkbox"/>	
Furnace Heat / Gas			<input checked="" type="checkbox"/>	
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <i>07/19/22</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



Property address (number and street, city, state, and ZIP code)

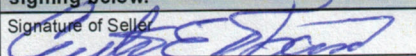
1425 S Pearl St. Kewanee IN

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>15</u> Years.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	<u>07/19/22</u>		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**



25-10-22-181-005.000-012

THOMAS EUGENE R 1/2 & THO

7423 PEARL ST

510, 1 Family Dwell - Platted Lot

Wayne Res Acreage Defaul 1/2

General Information

Parcel Number 25-10-22-181-005.000-012
Local Parcel Number 01312000102

Tax ID:

Routing Number 10-22-000-066

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Fulton

Township WAYNE TOWNSHIP

District 012 (Local 013) WAYNE TOWNSHIP

School Corp 2650 CASTON

Neighborhood 13000-012 Wayne Res Acreage Default

Section/Plat

Location Address (1) 7423 PEARL ST KEWANNA, IN 46939

Zoning

Subdivision

Lot

Market Model 13000-012

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022 Review Group 2

Ownership

THOMAS EUGENE R 1/2 & THOMAS OC TRUST
7423 SOUTH PEARL ST GRASS CREEK, IN 46935

Legal

LOTS 15 & 16 GRASS CREEK BUCHANAN'S 553-00033-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 11/02/2000.

Notes

8/14/2019 20RS: Cyc/Rev. Remove (1900) Utility shed. 20 pay 21 Dm/aw8/21/19
10/19/2010 : RTO, CYC/REV. 2010, T.T.O., CHG. NBHD FROM 13221, CHG. LAND FROM LOTS TO HOMESITE, CHG. 8 X 37 OFF TO EFP, 11 PAY 12 --DM.

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for 9 A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.41), Actual Frontage (0), Developer Discount, Parcel Acreage (0.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.41), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$10,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$10,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,700).

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2  
 Style N/A  
 Finished Area 2240 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	296	\$13,500
Porch, Open Frame	160	\$6,400

**Plumbing**

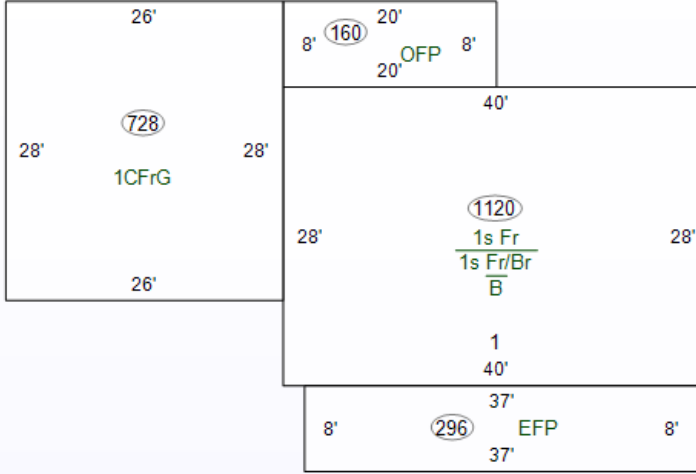
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	1120	1120	\$87,700	
2	1Fr	1120	1120	\$42,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1120	0	\$28,600	
Crawl					
Slab					

**Total Base** \$159,100

**Adjustments** 1 Row Type Adj. x 1.00 \$159,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1120 2:1120	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$166,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,900	\$186,300
Garages (+) 728 sqft	\$21,700	\$208,000
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88

**Replacement Cost** \$164,736

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	2	1/6 Masonry	D+2	1968	1968	54 G		0.88		3,360 sqft	\$164,736	40%	\$98,840	0%	100%	1.000 1.1000	\$108,700



*...Generation after Generation*



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